

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22012

Property Information

property address: 508 N WASHINGTON AVE
legal description: CITY OF BRYAN, BLOCK 12, LOT 7 (PT OF)
owner name/address: DONJUAN, JUANA RODRIGUEZ & ANDRES
508 N WASHINGTON AVE
BRYAN, TX 77803-3367
full business name: Leo.
land use category: _____ type of business: _____
current zoning: C1 occupancy status: _____
lot area (square feet): 3738 frontage along Texas Avenue (feet): _____
lot depth (feet): 65 sq. footage of building: 1064
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
50 ft.

Improvements

of buildings: 1 building height (feet): 16 # of stories: 1
type of buildings (specify): Brick
building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front, north side,
front / str side = 7 / prop side = 28 / rear = 10
approximate construction date: _____ accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) Chain link fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: _____
lot type: ☐ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue *n/a*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: *could use more, mostly trees*

Outside Storage

☒ yes ☐ no (specify) *wood frame acc. bldg*
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *n/a* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:
